

WAREHOUSE / RETAIL / FLEX SPACE FOR LEASE  
**3077-3079 S. ACADEMY BLVD**  
 COLORADO SPRINGS, CO



**PROPERTY SUMMARY**

**SPACE FOR LEASE:**

**13,390 SF    \$12.00/SF NNN    \$13,390 /mo NNN**

2026 Est. Expenses (NNNs)                      \$4.00/SF

YEAR BUILT / RENOVATED:                      1985/2023

ZONING:    MX-M AO

PARKING:    Surface Lot

- Newly-Installed digital monument sign; visibility from Academy & Hancock
- Large shell/warehouse space with great retail potential; fenced area for loading & unloading with ramp. Potential to add drive-in door.
- Heavy Power & HVAC (5 panels from 100-225 amps, 20-ton HVAC unit)
- Potential build-out of office space if needed

**PROPERTY SUMMARY**

**DRIVE TIME - MINUTES:**

	<b>5 MIN</b>	<b>10 MIN</b>	<b>15 MIN</b>
2024 Est. Population	13,485	97,531	221,056
2024 Est. HHs	4,661	35,735	86,511
2024 Est. Avg. HH Income	\$75,658	\$81,486	\$86,968

**RADIUS - MILES:**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2024 Est. Population	12,425	97,666	207,835
2024 Est. HHs	4,335	36,123	79,149
2024 Est. Avg. HH Income	\$74,543	\$80,647	\$85,729

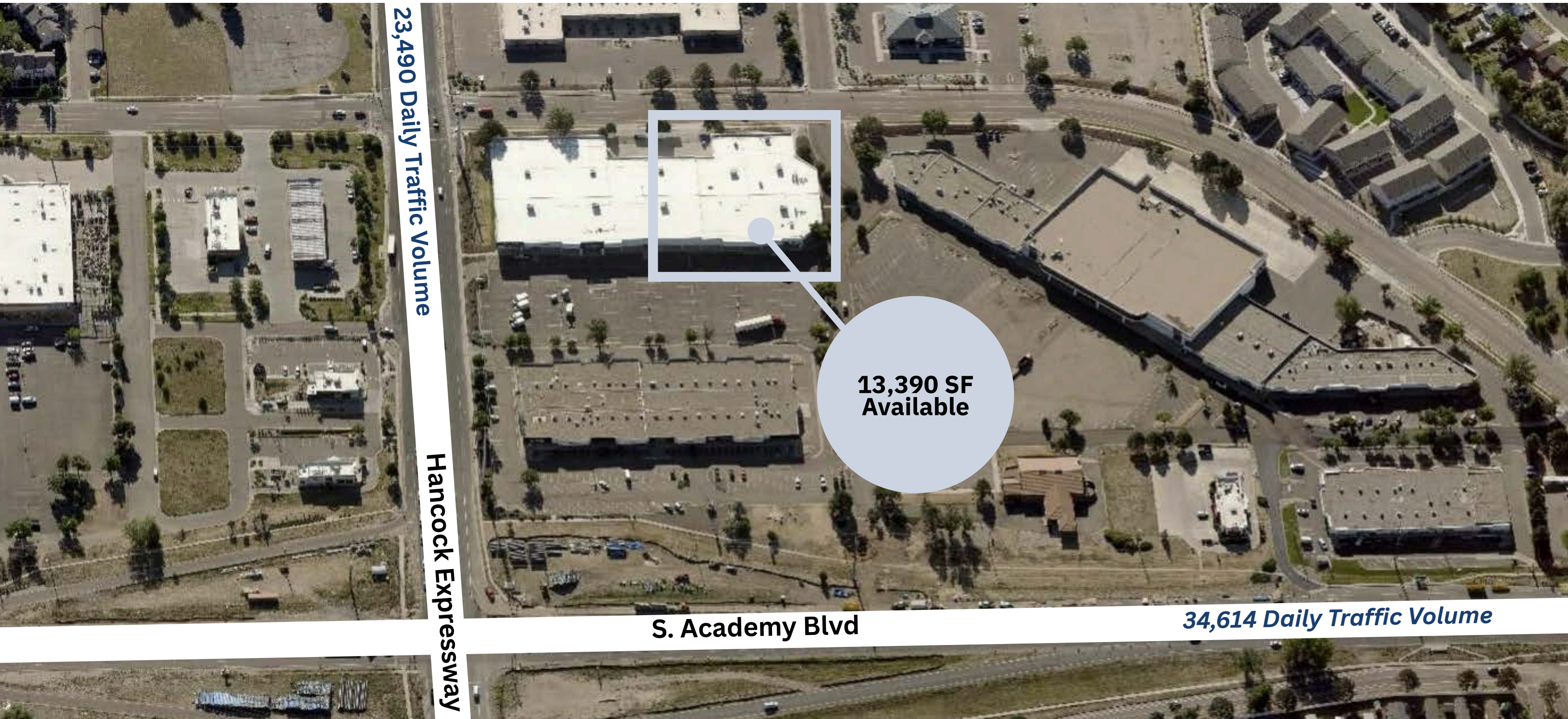
Source: Esri (2024), Esri-Data Axle, U.S. Census Bureau



**Matt or Mike Craddock**  
 matt@craddockcommercial.com  
 mike@craddockcommercial.com  
**719.630.2233 | craddockcommercial.com**

AERIAL

**WAREHOUSE / RETAIL / FLEX SPACE FOR LEASE**  
3077-3079 S. Academy Blvd., Colorado Springs



23,490 Daily Traffic Volume

Hancock Expressway

S. Academy Blvd

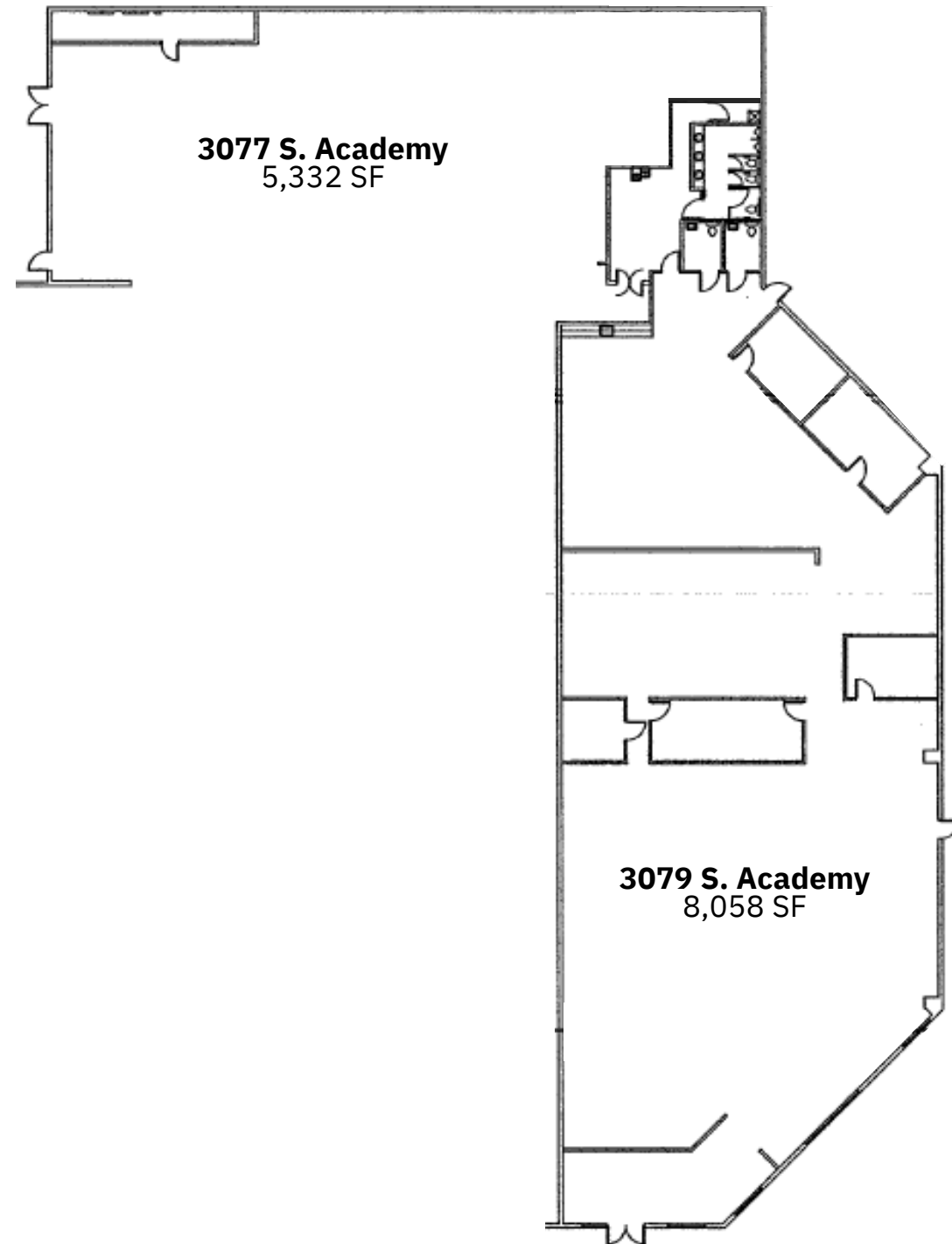
34,614 Daily Traffic Volume

# FLOOR PLAN & GALLERY

# WAREHOUSE / RETAIL / FLEX SPACE FOR LEASE

3077-3079 S. Academy Blvd., Colorado Springs

FLOOR PLAN | 3077-3079 S. Academy

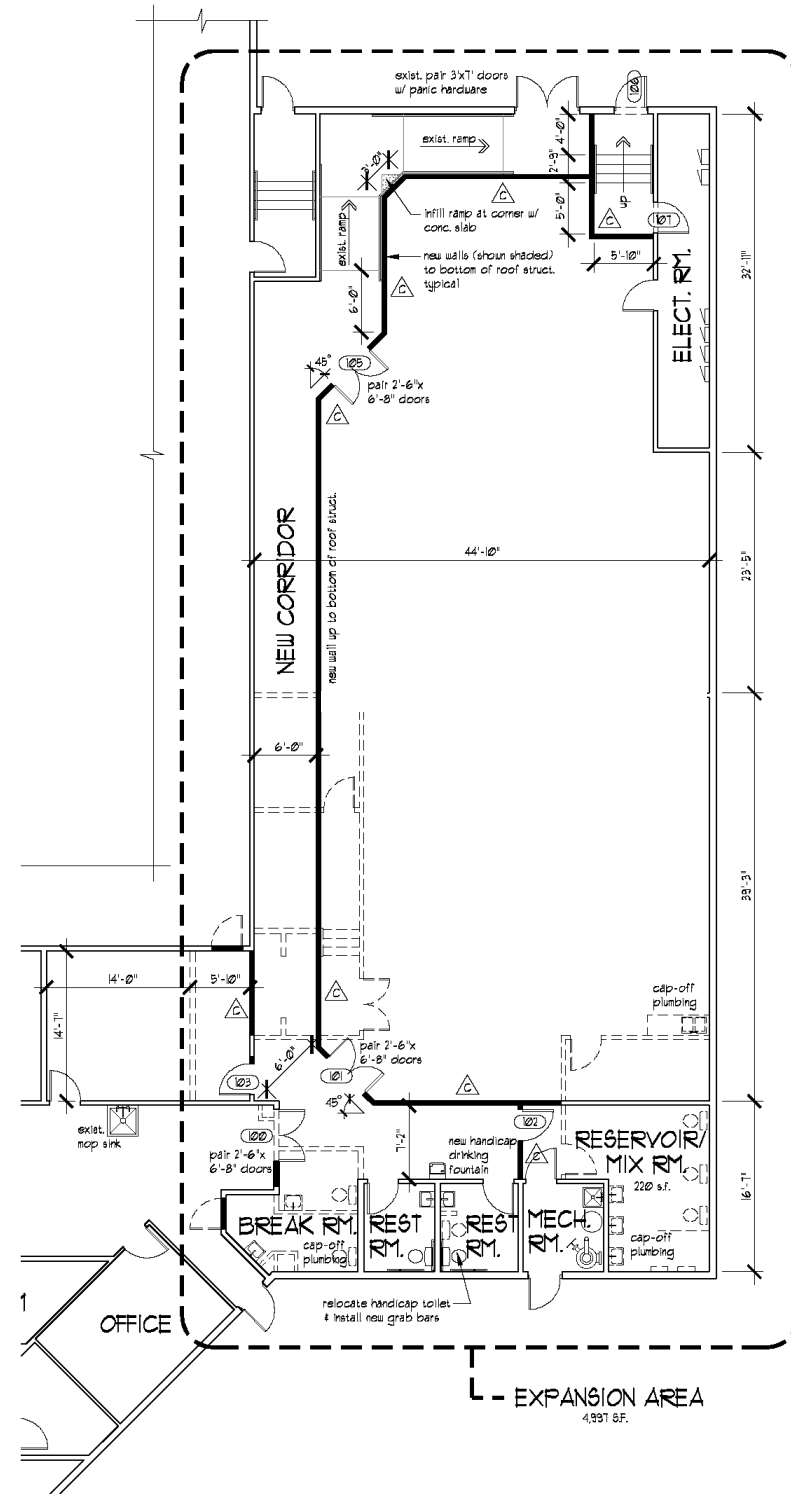


# FLOOR PLAN & GALLERY

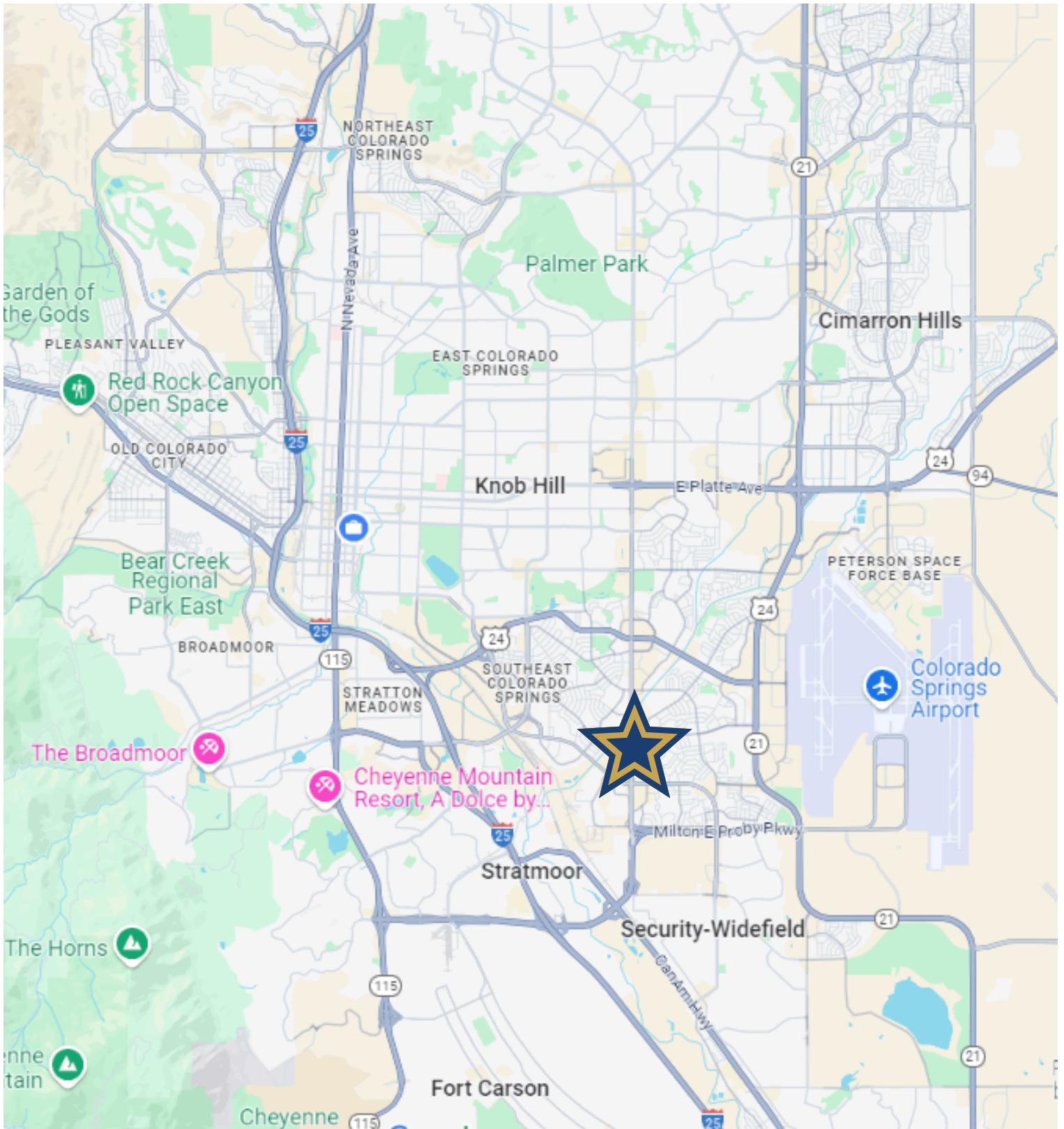
# WAREHOUSE SPACE FOR LEASE

3077 S. Academy Blvd., Colorado Springs

FLOOR PLAN | 3077 S. Academy



# SURROUNDING AREA



337 E. Pikes Peak Ave | Suite 200  
Colorado Springs, CO 80903  
719.630.2233 • [craddockcommercial.com](http://craddockcommercial.com)

**Matt or Mike Craddock**  
[matt@craddockcommercial.com](mailto:matt@craddockcommercial.com)  
[mike@craddockcommercial.com](mailto:mike@craddockcommercial.com)